178.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,900 / 620,900
					USE VALUE:	620,900 / 620,900
					ASSESSED:	620,900 / 620,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAFFER SCOTT A/ TRUSTEE
Owner 2:	SCOTT SHAFFER 2021 REVOCABLE
Owner 3:	INTER VIVOS TRUST
Street 1:	5 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHAFFER SCOTT A -
Owner 2:	-
Street 1:	5 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 954 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4339.000	235,800		385,100	620,900
Total Card	0.100	235,800		385,100	620,900
Total Parcel	0.100	235,800		385,100	620,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 650.84 /Parcel: 650.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120586

GIS Ref

GIS Ref

Insp Date 07/27/18

!13986!

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	235,800	0	4,339.	385,100	620,900		Year end	12/23/2021
2021	101	FV	228,700	0	4,339.	385,100	613,800		Year End Roll	12/10/2020
2020	101	FV	228,700	0	4,339.	385,100	613,800	613,800	Year End Roll	12/18/2019
2019	101	FV	197,900	0	4,339.	385,100	583,000	583,000	Year End Roll	1/3/2019
2018	101	FV	197,900	0	4,339.	324,600	522,500	522,500	Year End Roll	12/20/2017
2017	101	FV	197,900	0	4,339.	297,100	495,000	495,000	Year End Roll	1/3/2017
2016	101	FV	197,900	0	4,339.	253,100	451,000	451,000	Year End	1/4/2016
2015	101	FV	186,500	0	4,339.	220,100	406,600	406,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:06:55

LAST REV

Date	Time
04/26/21	14:29:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13986

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAFFER SCOTT A	77161-160	1	3/8/2021	Convenience	1	No	No		
KEARNS EDWARD	31540-8		6/25/2000		300,000	No	No		
MARCELO RONALD/	28744-425		8/23/1998		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	120586
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2016	1389	Wood Dec	7,000	C				repair deck
6/26/2013	958	Solar Pa	8,600	C				
10/10/2012	1283	Re-Roof	6,800	C				
10/6/1998	700		1,250	C				DEMO SHED

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
7/10/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/16/2008	Meas/Inspect	355	PATRIOT
12/21/2000	Measured	163	PATRIOT
3/7/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4339		Sq. Ft.	Site		0	70.	1.27	7									385,121						385,100	

Total AC/HA:	0.09961	Total SF/SM:	4339	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,121	Spl Credit		Total:	385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341687
Depreciation:	105923
Depreciated Total:	235764

COMMENTS

SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

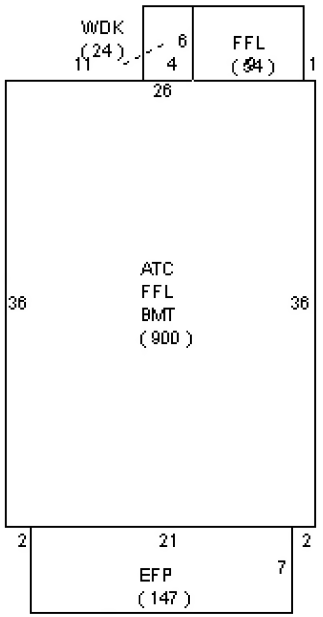
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	100.77
Final Total:	235800	Val/Su SzAd	185.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	180.410	172,111
BMT	Basement	900	54.120	48,711
ATC	Attic	315	180.410	56,829
EFP	Enclos Porch	147	45.280	6,657
WDK	Deck	24	15.840	380

Net Sketched Area:	2,340			Total:	284,688
Size Ad	1269	Gross Area	2925	FinArea	954

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

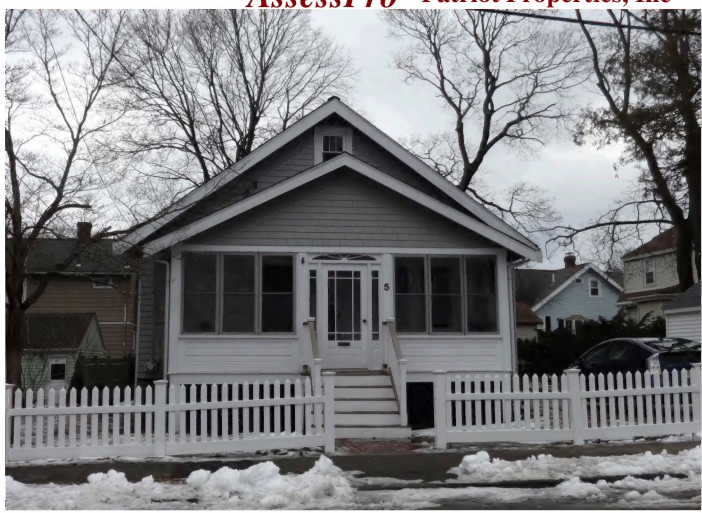
SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc